三菱地所物流リート投資法人

LaSalle Logiport REIT

For informational purpose only. The Japanese press release should be referred to as the original.

March 17, 2025

To All Concerned Parties

REIT Issuer:
Mitsubishi Estate Logistics REIT Investment Corporation
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(Securities Identification Code: 3481)
Asset Manager:
Mitsubishi Jisho Investment Advisors, Inc.
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REIT Issuer:
LaSalle LOGIPORT REIT
1-11-1, Marunouchi, Chiyoda-ku, Tokyo
Representative: Taira Jigami, Executive Director
(Securities Identification Code: 3466)
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LaSalle REIT Advisors K.K.
Representative: Taira Jigami, President and CEO
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Notice regarding execution of an agreement on collaboration for securitization and investment in assets jointly owned by Mitsubishi Estate Logistics REIT Investment Corporation and LaSalle LOGIPORT REIT

Mitsubishi Jisho Investment Advisors, Inc. ("**MJIA**"), to which Mitsubishi Estate Logistics REIT Investment Corporation ("**MEL**") has entrusted the management of its assets, and LaSalle REIT Advisors K.K. ("**LRA**"), to which LaSalle LOGIPORT REIT ("**LLR**" and together with MEL, the "**Investment Corporations**") has entrusted the management of its assets, announce our intention to consider the securitization of a portion of the assets jointly owned by the Investment Corporations in the form of joint co-ownership interests in trust beneficiary interests (simply "**Joint co-ownership interests**") and the investment (or acquisition of equity interests) in a special purpose company ("**SPC**") that will be the buyer of the assets (the "**Transaction**").

The Investment Corporations also announce that we have decided to execute an agreement (the "**Agreement**") whereby each of us agrees to consult with each other in good faith to complete the Transactions.

1. Background of the Transaction

In light of the current capital market environment, the Investment Corporations have been seeking initiatives to realize disposition gains and procure proceeds from the property dispositions, while being conscious of the cost of capital and investment unit prices, and promoting optimal means to increase

unitholder value and capital strategies in response to changes in the capital market environment.

In addition, by utilizing the most significant feature of the Investment Corporations, which is that they hold joint co-ownership interests in the same properties, they have sought to indirectly maintain position as joint co-owners while disposing of the joint co-ownership interests held by each other by means of asset securitization, and each investing in the acquirer SPCs.

We believe that the Transaction will enable the realization of capital gains that will contribute to the enhancement of the Investment Corporations' unitholder value and the effective use of the disposition proceeds, as well as provide the Investment Corporations with future external growth opportunities and flexibility in the timing of fundraising.

As of today, the Investment Corporations have not made any decisions regarding the Transaction, and there is no obligation to do so. Furthermore, there is no guarantee that the Transaction will take place or the details of the Transaction.

2. Matters agreed upon in the Agreement

In the Agreement, we have agreed to consult with each other in good faith that MJIA will cause MEL to perform, and LRA will cause LLR to perform, the following actions:

- To consider implementing the securitization (i.e. disposition to an SPC) of some or all of the joint co-ownership interests of the properties jointly owned by the Investment Corporations
- To consider making investments (or acquisition of equity interests) in the SPC that will be the acquirer in the above-mentioned securitization transaction

3. Next Steps

The Investment Corporations will select the specific properties to be disposed and consider the terms and conditions and timing of the disposition and investment. In addition, we will also concurrently consider and discuss the formation and financing of the SPC to serve as the acquirer to proceed with the Transaction.

4. Candidate properties for the Transaction in which Investment Corporations hold joint co-ownership interests



LOGIPORT Sagamihara



LOGIPORT Hashimoto



LOGIPORT Osaka Taisho



LOGIPORT Kawasaki Bay

* Investment Corporations' websites
MEL: https://mel-reit.co.jp/en/
LLR: https://lasalle-logiport.com/english/

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